



## Delegated Action of the Executive Director

---

**PROJECT**  
**Planned Unit Development Modification**  
**(Capper/Carrollsborg)**  
Southeast  
Washington, DC

**NCPC FILE NUMBER**  
ZC 03-12Q / 03-13Q

**NCPC MAP FILE NUMBER**  
41.10(06.20)44054

**REFERRED BY**  
Zoning Commission of the District of Columbia

**DETERMINATION**  
Approval of report to the Zoning  
Commission of the District of Columbia

**REVIEW AUTHORITY**  
Advisory  
per 40 U.S.C. § 8724(a) and DC Code § 2-  
1006(a)

---

The Zoning Commission of the District of Columbia referred a modification to a proposed Planned Unit Development (PUD) for the Arthur Capper/Carrollsborg complex, once a deteriorated public housing development. The proposed mixed-income, mixed-use development consists of approximately 1,650 residential units and approximately 732,000 square feet of commercial space. The commercial space includes retail uses totaling nearly 30,000 square feet that will be located at ground level.

This current amendment is focused on the reallocation of affordable housing units (referred to as Section 8 Annual Contributions Contract units or ACC units) in the portion of Capper/Carrollsborg development located in Square 739, Lots 800, 801, 802; Square 767, Lots 44, 45, 46; and Square 768, Lots 19, 20, 21, 22. The original PUD identified 237 ACC units to be developed in this area. A total of 236 units are now being proposed with this modification, which is a loss of one unit. These squares now include 206 ACC units and an additional 30 ACC units in another location, Square 737, which is not part of Capper/Carrollsborg development. Square 737 is located at the intersection of I Street and New Jersey Avenue, SE, while the rest of the squares are located on the western side of the Capper/Carrollsborg development, adjacent to Canal Park.

Staff reviewed the proposed PUD modification to determine its consistency with the policies contained in the Federal Workplace and the Preservation and Historic Features Elements of the Comprehensive Plan for the National Capital. Staff finds that this proposed amendment would affect only the interior space and does not include any physical changes to the exterior of the proposed buildings, therefore it is not inconsistent with the Comprehensive Plan.

\*

\*

\*

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C.

§ 8724(a) and DC Code § 2-1006(a), I find the modification to reallocate the affordable units at

---

the Capper/Carrollsborg Planned Unit Development in Southeast, Washington, DC is not inconsistent with the Comprehensive Plan.

---

Marcel Acosta  
Executive Director

---

[Date]